

METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

April 23, 2007

1:00 pm

Nashville Main Public Library
Auditorium
615 Church Street

I. NEW BUSINESS:

Public Hearing:

- a. Designation of the expansion of Belmont-Hillsboro Neighborhood Conservation District
Council District: 18

I. OLD BUSINESS:

- a. 1100-1106 Russell Street
Request: Multi-Unit infill construction
District: Lockeland Springs-East End Neighborhood Conservation District
Council District: 6

OTHER BUSINESS:

- a. Administrative report

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April 23, 2007

STAFF RECOMMENDATION

Designation of proposed expansion of the Belmont-Hillsboro Neighborhood Conservation Zoning District

APPLICANT: Belmont-Hillsboro Neighborhood Association

APPLICATION: To make a recommendation to the Metro Council and the Metro Planning Commission that the proposed Belmont-Hillsboro Neighborhood Conservation Zoning District meets the criteria of Metro Code 17.36.120 (a historically significant geographical area)- (**SEE STAFF COMMENTS**)

And

To adopt design guidelines for the proposed district

APPLICABLE STANDARDS:

- Zoning Regulations for Nashville & Davidson County
- MHZC Rules of Order and Procedure.

APPLICATION HISTORY:

In July of 2003, the Belmont-Hillsboro Neighborhood Association began working with MHZC staff in pursuing Conservation Zoning for those properties within their neighborhood boundaries. Several public information meetings were held with neighbors since the initial contact with our office. With support of Councilperson Ginger Hausser and a majority of property owners, Belmont-Hillsboro neighbors began working with MHZC staff on design guidelines. Guidelines were approved by the neighborhood board in July of last year, and the neighborhood began a petition drive to gauge support for the overlay. Design Guidelines were sent out with a notice of the February 16th MHZC Public Hearing on January 25th.

HISTORY AND SIGNIFICANCE:

In the 19th century, the area that would become Belmont-Hillsboro was part of the estates of Adelia Acklen (Belmont) and Colonel A. B. Montgomery. The oldest sections of the neighborhood were subdivided in 1890 and 1891. In 1901, the Belmont Land Company secured a franchise to operate a street railway line along Belmont Boulevard, accelerating the development of the area as a "street car suburb". Development would continue for several decades, with some of the more southerly portions of the neighborhood developed about 1940.

Changes in tastes over this span of time resulted in recognizable changes in architectural styles. The mix of bungalows, cottages, American foursquares and tudors are common, though you will find examples of the prairie, eclectic revival and more contemporary styles as well. The neighborhood became the home of a large middle-class population, reflecting the average American lifestyle from 1890 to 1940.

Following World War II, the neighborhood suffered a decline common to many older neighborhoods as cars replaced the street cars and the suburbs of Nashville continued an outward march. Declining property values, division of what had been single-family homes into multiple rental units, and lack of building maintenance presented the neighborhood with many problems.

Beginning in the 1970s, residents and new arrivals came to recognize the value of classic homes in close proximity to urban features such as 3 universities, parks, hospitals, shopping facilities and major 16

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transportation corridors. A large portion of the neighborhood is listed in the National Register of Historic Places.

In the 21st century, the housing of the neighborhood exhibits a variety of architectural styles as well as a mix of house sizes, thereby suiting a range of families and lifestyles. The process of home renovation and restoration continues today, helping the area become a very desirable Nashville address.

COMMENTS:

1. The MHZC must base its recommendation to the Metro Planning Commission and the Metro Council on the following criteria:

- **Is the proposed district historically significant based upon the standards in the ordinance?**

The majority of the parcels are located in the Belmont-Hillsboro National Register District. Approximately 81 percent of the proposed 185 properties are deemed historic (built prior to 1945) with the majority of the structures being built from 1910s to 1940s.

2. The MHZC must base its adoption of design guidelines on the following criteria:

- **Are the proposed District's Design Guidelines in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties?**

Yes. The proposed guidelines are based upon the Secretary of the Interior's Standards. The guidelines were adopted by MHZC in February of 2005 for the Belmont-Hillsboro Neighborhood Conservation District, which was designated by Metro Council in March of 2005.

The MHZC is charged with approving design guidelines for the proposed Conservation Zoning district and with making recommendation to Metro Planning Commission and Metro Council concerning the appropriateness of the designation in accordance with the Zoning Regulations of Nashville and Davidson County (Chapter 17-36 and 17-40).